

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between WHITFIELD ELECTRIC COMPANY, INC., a Mississippi Corporation, whose current mailing address is 1473 Highway 51 South, Hernando, Mississippi 38632 (hereinafter the "Grantor") and KATHRYN P. GUNN, whose current mailing address is 1285 Ridge Cove, Hernando, Mississippi 38632 and TOMMY C. GUNN and BETSY G. GUNN, whose current mailing address is 956 Oakhurst Avenue, Clarksdale, Mississippi 38614 (hereinafter the "Grantees"),

WITNESSETH:

THAT FOR AND IN CONSIDERATION of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the Grantor does hereby convey and warrant unto the Grantee all of its right, title and interest in and to that certain real property located at 1285 Ridge Cove in the City of Hernando, DeSoto County, Mississippi, more specifically described as follows:

Lot 60, Section B, Cross Creek Subdivision in Section 12, Township 3 South, Range 8 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 63, Page 3 in the office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD unto the Grantees, their heirs, administrators, executors and assigns, as joint tenants with full rights of survivorship and not as tenants in common, together with all hereditaments and appurtenances thereunto belonging or in anywise appertaining.

1) The lien of the taxes and assessments for the year 2002, which having been prorated and adjusted by and between the parties hereto, the Grantees assume and agree to pay when due, together with the lien of taxes and assessments for years subsequent;

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2) Those certain zoning and/or subdivision rules and regulations of the City of Hernando and/or DeSoto County, Mississippi, together with any other governmental rules, regulations and ordinances affecting the subject property;

3) Any restrictive covenants of record affecting the subject property; including, but not limited to, Covenants or Restrictions other than City or County Ordinances as shown in Book 315 at Page 18, Book 357 at Page 355 and Book 338 at Page 9 of the Land Deed Records of DeSoto County, Mississippi.

4) Any questions of survey dependant upon an actual ground examination of subject property; and

5) Any and all rights-of-way or easements of record as shown by a plat of the subject property; and including, but not limited to, that certain Right of Way to M P & L recorded in Book 170 at Page 693, and that certain Right of Way to Entergy MS Inc. recorded in Book 318 at Pages 661 and 663; Book 330 at Pages 563 and 565.

WITNESS THE SIGNATURE of the Grantor on this, the 15th day of May, 2002.

Grantor

WHITFIELD ELECTRIC COMPANY, INC.
a Mississippi Corporation

By: 

JOSEPH B. WHITFIELD
Secretary

STATE OF MISSISSIPPI

COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, the within named JOSEPH B. WHITFIELD, personally known by me to be the Secretary of WHITFIELD ELECTRIC COMPANY, INC., a Mississippi corporation, who acknowledged that he signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned, as the official act and deed of said corporation, being first duly authorized so to do, and for the purposes therein stated.

GIVEN under my hand and official seal on this, the 15th day of May, 2002.



W. H. Gresham
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: July 18, 2004
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Addresses of the Parties:

Grantor:

Whitfield Electric Company, Inc.
1473 Highway 51 South
Hernando, Mississippi 38632
Telephone No. (901) 262-8223 *W*

Grantees:

Kathryn P. Gunn
1285 Ridge Cove
Hernando, Mississippi 38632
Telephone No. (901) 759-5177 *W*

Tommy C. Gunn
Betsy G. Gunn
956 Oakhurst Avenue
Clarksdale, Mississippi 38614
Telephone No. (662) 621-1559

Indexing Instructions: Lot 60, Section B, Cross Creek Subdivision, Section 12, T 3 S, R 8
 W, DeSoto County, Mississippi.

This Instrument Prepared By and Return To:

William H. Gresham, Jr., MSB# 5012
Twiford Webster & Gresham
144 Sunflower Avenue
Post Office Drawer 760
Clarksdale, Mississippi 38614
Telephone No. (662) 624-5408
Facsimile No. (662) 627-5530

WHG/dmj/Gunn/1285 Ridge Cove/Warranty Deed
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